



2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION

(GENERAL GOVERNMENT, WATER, & SEWER)

2021 REFUNDING BONDS

APRIL 6, 2021

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION

- On March 9, Council approved a statement of “intent to issue” 2021 Certificates of Obligation in the **not-to-exceed** amount of **\$25,890,000**
- The final debt amount to be issued can only be reduced and cannot increase without restarting the process
- **9M+ General Government** - without increasing the Debt Portion of the City’s Property Tax Rate
- **\$4.8M Water Fund** - projected max. monthly rate increase **\$3.67**
- **\$9.7M Wastewater Fund** – proj. max. monthly rate increase **\$4.48**

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION

	Planned/ Actual Obligations <u>Est. Cost</u>	Projected Funds Available					
		CO 2016 <u>Balance</u>	CO 2019A <u>Balance</u>	NEW <u>2021 CO</u>	Developer Reimburse- <u>ment</u>	<u>Grants</u>	Total <u>Funds Avail.</u>
General Govt. Fund	14,144,860	-	-	9,530,000	3,743,860	871,000	14,144,860
Water Fund	9,691,959	-	-	4,792,118	-	4,899,841	9,691,959
Sewer Fund	<u>19,014,202</u>	<u>5,550,000</u>	<u>800,000</u>	<u>9,740,000</u>	<u>2,574,202</u>	<u>350,000</u>	<u>19,014,202</u>
Total	42,851,021	5,550,000	800,000	24,062,118	6,318,062	6,120,841	42,851,021

The column on the chart highlighted in yellow shows the amount of the bond allocated for each fund.

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION

- Certificates of Obligation (COs) and debt issuance in general are a necessary component to funding major capital improvement projects for cities where such funds are not available through the annual operating budget.
 - *FY20-21 Total Annual Budget – All Funds - \$18.8M*
 - *General Fund - \$9.5M*
 - *Utility Fund (combined water & wastewater) – \$5.6M*
- It is also of particular need in rapidly growing cities like Elgin, where demands for improved services and facilities exceed currently available resources.

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION

Combined with outside resources, investment will facilitate a total of **\$42M** in capital improvements

2021 COs.....	\$ 24,062,118
2016 & 2019 COs Reserves.....	\$ 6,350,000
Private Developer Contributions.....	\$ 6,318,062
Grant Funding.....	\$ 5,770,841
Anticipated Grant Funding.....	\$ <u>350,000</u>
Total Investment.....	\$ 42,851,021

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION

73% of the proceeds from the 2021 Certificates of Obligation as currently proposed is devoted to funding **five (5)** projects:

- *County Line Road - Phase I*
- *Water Plant Winterization (52% - Water)*
- *Treatment Plant Expansion (78% - Wastewater)*
- *City Hall Annex*
- *EPD Station Renovations*

■ All such projects (except for WTP Winterization) have been part of the approved Five-Year Capital Plan for a number of years

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION GENERAL GOVERNMENT

PROJECTS	Planned/ Actual Obligations	Projected Funds Available				
		CO 2016 Balance	NEW 2021 CO	Developer Reimburse- ment	Grants	Total Funds Avail.
<u>General Government</u>	<u>Est. Cost</u>					
26 Memorial Park Restroom	160,000	-	160,000	-	-	160,000
Thomas Park Improvements	150,000	-	150,000	-	-	150,000
Phase I - Central Park Improvements	100,000	-	100,000	-	-	100,000
24 Pave Alleyways Downtown	500,000	-	500,000	-	-	500,000
21 County Line Road Widening	6,743,860	-	3,000,000	3,743,860	-	6,743,860
WW Lines/Heritage Lakes Upsize	950,000	-	950,000	-	-	950,000
New City Hall Annex	2,500,000	-	2,500,000	-	-	2,500,000
Add/Renovate Police Dept Bldg. + equipt.	1,950,000	-	1,950,000	-	-	1,950,000
25 Bldg. Renovation - 202 Depot St.	100,000	-	100,000	-	-	100,000
21 Demolish Bldg, - 202A Depot St.	20,000	-	20,000	-	-	20,000
31 Downtown Revital. Sidewalks MLK	575,000	-	75,000	-	500,000	575,000
SRTS Schools - Downtown Connect	396,000	-	25,000	-	371,000	396,000
Total	14,144,860	-	9,530,000	3,743,860	871,000	14,144,860

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION WATER FUND

PROJECTS	Planned/ Actual Obligations	Projected Funds Available			
		NEW 2021 CO	Developer Reimburse- ment	Grants	Total Funds Avail.
<u>Water Fund</u>	<u>Est. Cost</u>				
52 Water Well No. 10	900,000	900,000	-	-	900,000
53 FM1100 Water Main	842,625	842,625	-	-	842,625
Refurbish Water Storage Tanks *	500,000	500,000	-	-	500,000
Weatherize Water Treatment Plant, wells and distribution system.	2,500,000	2,500,000	-	-	2,500,000
56 Pistol Hill Water Tank-Replace	4,949,334	49,493	-	4,899,841	4,949,334
Total- Projects	9,691,959	4,792,118	-	4,899,841	9,691,959

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION SEWER FUND

PROJECTS	Planned/ Actual Obligations	Projected Funds Available					
		CO 2016	CO 2019A	NEW	Developer		Total
<u>Wastewater Fund</u>	<u>Est. Cost</u>	<u>Balance</u>	<u>Balance</u>	<u>2021 CO</u>	<u>Reimburse-</u>	<u>Grants</u>	<u>Funds Avail.</u>
30 WWTP Plant Expansion-Construct,	15,944,202	5,000,000	800,000	7,570,000	2,574,202	-	15,944,202
20 WW Lines/Lift Station - FM1704	2,300,000	550,000	-	1,750,000	-	-	2,300,000
Elm Creek Lift Station Rehab	350,000	-	-	350,000	-	-	350,000
54 Carver Street Lift Station	420,000	-	-	70,000	-	350,000	420,000
Total	19,014,202	5,550,000	800,000	9,740,000	2,574,202	350,000	19,014,202

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION

Update

- ❖ Wastewater Treatment Plant Project to begin first of next month
- ❖ Revised cost estimate for “WW Lines /~~Heritage Lakes~~ *Harvest Ridge* upside” project
- ❖ Final total amount for CO’s must be determined *before* scheduled final adoption date of May 18 (last scheduled meeting to finalize – May 4)

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION

- 1) “Water Well No. 10”
- 2) “FM1100 Water Main”
- 3) “WW Lines /~~Heritage Lakes~~ *Harvest Ridge* upsize”
- 4) “Taylor Lane Drainage Improvements”
- 5) “Brenham/Central Drainage Phase 2”
- 6) “Austin St. Parking & Sidewalks”

City of Elgin

2020 Five-Year Capital Improvement Plan - Capital Projects

Project:	Water Well No. 10
Budget:	\$755,600
Department:	Utility
Funding Source:	Utility Fund
Project Manager:	Director of Public Works



Project Description:

Construction and/or drilling of a new water well providing potable water supply; upgrade of system that provides drinking water to all city residents and businesses; will replace existing, but currently non-operational water well; project includes dismantling existing Water Well No. 10 and acquisition of land for new well site that meets TCEQ radius requirements for new well; installation of new water well, pump, motor, and SCADA system; will expand and enhance overall water production, capacity, and availability; further city investment in enterprise system replacing aging infrastructure


City Council Goal(s) Met:

N/A

Budget	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Land Acquisition/ROW	15,600					\$15,600
Design/Administration	90,000					\$90,000
Construction	650,000					\$650,000
Miscellaneous						\$0
Total Project Cost	\$755,600	\$0	\$0	\$0	\$0	\$755,600
Annual Cost	FY2020-21	FY2021-22	FY2022-23	FY2023-24	FY2024-25	Total
<i>Utility Fund</i>						\$0
- Capital Outlay						\$0
Total Expense	\$0	\$0	\$0	\$0	\$0	\$0
Funding Source(s)	FY2020-21	FY2021-22	FY2022-23	FY2023-24	FY2024-25	Total
<i>Utility Fund</i>						\$0
- Debt Proceeds						\$0
Total Revenue	\$0	\$0	\$0	\$0	\$0	\$0

City of Elgin

2020 Five-Year Capital Improvement Plan - Capital Projects

Project:	FM 1100 Water Main Line
Budget:	\$842,625
Department:	Utilities
Funding Source:	Utility Impact Fees
Project Manager:	Director of Public Works
	

Project Description:

Design and construction of a new water main adjacent to FM1100 in the western portion of the city; project to include installation of 5,400 linear feet of 12" water main on the north side of the roadway between the Elgin ISD High School and Middle School campuses; new water line will provide redundancy of the existing water service serving both schools and area residents; will enhance water capacity and availability in support of anticipated future development; expands City investment in enterprise system.

City Council Goal(s) Met:

N/A

Budget	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Land Acquisition/ROW	26,250					\$26,250
Design/Administration	81,375					\$81,375
Construction	350,000	385,000				\$735,000
Miscellaneous						\$0
Total Project Cost	\$457,625	\$385,000	\$0	\$0	\$0	\$842,625
Annual Cost	FY2020-21	FY2021-22	FY2022-23	FY2023-24	FY2024-25	Total
<i>Utility Fund</i>						\$0
- Capital Outlay						\$0
Total Expense	\$0	\$0	\$0	\$0	\$0	\$0
Funding Source(s)	FY2020-21	FY2021-22	FY2022-23	FY2023-24	FY2024-25	Total
<i>Utility Fund</i>						\$0
- Impact Fees	-					\$0
- Other						\$0
Total Revenue	\$0	\$0	\$0	\$0	\$0	\$0

County Line Rd Development

Homestead

Eagles
Landing

Peppergrass

Harvest
Ridge

STONE CREEK RANCH

FIRST BAPTIST CHURCH

HOMESTEAD ESTATES
(LID)
HOMES-TEXAS,
(LLC)

EAGLE'S
LANDING

CAULSON LN
ROLLING MEADOWS

ALTESA
(BROWN HOMES)

N AVENUE C

150 75 0 150 300
SCALE: 1" = 150'

LEGEND

PROPOSED ASPHALT PAVEMENT

PROPOSED MEDIAN



TRC ENGINEERS, INC.
505 E. HUNTSWOOD DRIVE, STE. 200, AUSTIN, TX 78750
T.E.P.E. FIRM REGISTRATION # F-6632
(512) 454-8716

2021 CITY OF ELGIN CERTIFICATES OF OBLIGATION

“WW Lines /Heritage Lakes upsize”

- **Peppergrass** (\$337,902) Installing for the City a 60” storm sewer line to handle flows from County Line Rd Phase 1
- **Peppergrass** (\$38,777) Upsizing larger than required sewer line to help handle additional flows from other subdivisions (Homestead and future Eagles Landing)
- **Harvest Ridge** (\$136,819) Upsizing to a 24” sewer line from FM 1100 to Harvest Ridge for future sewer service connections within the City’s CCN

City of Elgin

2020 Five-Year Capital Improvement Plan - Capital Projects

Project: Taylor Lane Drainage Improvements

Budget:
\$300,000

Department:
Public Works

Funding Source:
General Fund

Project Manager:
Director of Public Works



Project Description:

Upgrade to stormwater drainage system in the northeastern part of the city; capacity of existing drainage infrastructure in this area is insufficient as per current city drainage requirements; improvements include regrading of existing ditches, upgrading existing culverts and placing rip-rap for erosion control protection; improvements are meant to convey up to a 100-year storm event; will improve service and reduce future maintenance costs by replacing deficient infrastructure; project will improve overall quality of life and safety for area residents during seasonal storm events.

City Council Goal(s) Met:

N/A

Budget	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Land Acquisition/ROW	15,000					\$15,000
Design/Administration	40,000					\$40,000
Construction	225,000					\$225,000
Miscellaneous	20,000					\$20,000
Total Project Cost	\$300,000	\$0	\$0	\$0	\$0	\$300,000
Annual Cost	FY2020-21	FY2021-22	FY2022-23	FY2023-24	FY2024-25	Total
<i>Utility Fund</i>						\$0
- Capital Outlay						\$0
Total Expense	\$0	\$0	\$0	\$0	\$0	\$0
Funding Source(s)	FY2020-21	FY2021-22	FY2022-23	FY2023-24	FY2024-25	Total
<i>Utility Fund</i>						\$0
- Debt Proceeds						\$0
- Other						\$0
Total Revenue	\$0	\$0	\$0	\$0	\$0	\$0

City of Elgin

2020 Five-Year Capital Improvement Plan - Capital Projects

Project: Brenham/Central Drainage Improvements - Phase II

Budget:
\$375,000

Department:
Public Works

Funding Source:
General Fund

Project Manager:
Director of Public Works



Project Description:

Second phase of two-part project designed to improve overall stormwater drainage system in the central part of the city; improvements and/or upgrades to current system in the area adjacent Central Avenue and Kennedy Street; project will include construction/installation of box culverts, grassed lined channel, rip rap and reinforced concrete pipe; will improve service and reduce future maintenance cost by replacing deficient infrastructure; project will improve overall quality of life for adjacent residents and businesses

City Council Goal(s) Met:

N/A

Budget	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Land Acquisition/ROW	-					\$0
Design/Administration	25,000					\$25,000
Construction	350,000					\$350,000
Miscellaneous	-					\$0
Total Project Cost	\$375,000	\$0	\$0	\$0	\$0	\$375,000
Annual Cost	FY2020-21	FY2021-22	FY2022-23	FY2023-24	FY2024-25	Total
<i>Utility Fund</i>						\$0
- Capital Outlay						\$0
Total Expense	\$0	\$0	\$0	\$0	\$0	\$0
Funding Source(s)	FY2020-21	FY2021-22	FY2022-23	FY2023-24	FY2024-25	Total
<i>Utility Fund</i>						\$0
- Debt Proceeds						\$0
- Other						\$0
Total Revenue	\$0	\$0	\$0	\$0	\$0	\$0

[illegible]

Budget	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Land Acquisition/ROW	-					\$0
Design/Administration	25,000					\$25,000
Construction	120,737					\$120,737
Miscellaneous	5,000					\$5,000
Total Project Cost	\$150,737	\$0	\$0	\$0	\$0	\$150,737
Annual Cost	FY2020-21	FY2021-22	FY2022-23	FY2023-24	FY2024-25	Total
General Fund						\$0
- Capital Outlay						\$0
Total Expense	\$0	\$0	\$0	\$0	\$0	\$0
Funding Source(s)	FY2020-21	FY2021-22	FY2022-23	FY2023-24	FY2024-25	Total
General Fund						\$0
						\$0
Total Revenue	\$0	\$0	\$0	\$0	\$0	\$0